REDEVELOPMENT AUTHORITY MEETING MINUTES
Wednesday, July 8, 2020 6:00 p.m.
Remote GoToMeeting ID 870-434-517

Present: Dale Reeves, Regina Hirsch, Pete Manley, Ozzie Doom, Lukas Trow, Roger Springman

Absent and excused: Carl Chenoweth

Others present: Finance Director Friedl, Mayor Swadley, Gary Becker, Peggy Veregin

Call to order: Reeves called the meeting to order at 6:00 p.m.

Communications:
Roger Springman attended the Stoughton Historical Society meeting last night where he gave an update on the RDA's active projects.

Public Comment:
A representative from the Stoughton Historical Society commented on the fact that they appreciated Springman's attendance and that the Society could provide some historical décor for the eventual rehab at the Power House.

Pete Manley brought up the idea of the City rehabbing the Power House, retaining ownership and using as a community center.

Approval of minutes from June 10, 2020:
Motion by Trow to approve the June 10th minutes, second by Doom. Motion passed 5-0 with Springman abstaining.

Finance Report:
Director Friedl provided a summary of the 6/30/20 RDA, TIF 5 and TIF 8 financial results.

Chair Report:
Reeves provided a brief summary of the Chair report that was provided in the packet.

New Business:

a. Resolution authorizing the Executive Director to sign and submit an application for Wisconsin Assessment Monies related to the Highway Trailer Site Phase II Environmental Assessment

   Motion by Hirsch authorizing the Executive Director to sign and submit an application for Wisconsin Assessment Monies related to the Highway Trailer Site Phase II Environmental Assessment, second by Trow. Motion passed 6-0.

b. Discussion and possible action regarding Power Plant Federal/State Register Nomination

   Springman provided a brief summary of the information included in the packet.

Peggy provided clarification in relation to any unintended consequences of placing the building on the State and Federal Registers. The building standards are already governed by the local Landmarks Commission and future ownership and project scope will dictate whether or not tax credits will be available.

Motion by Hirsch to forward the RDA's recommendation that Gail Klein be selected to file for the Power House State and Federal registrations to the City of Stoughton Finance Committee and City Council for final approval, second by Manley. Motion passed 6-0.

Old Business:

a. Discussion regarding Brink timeline and design updates

Reeves provided a brief summary of the design materials included in the packet and why some changes have been made to the original design.

Hirsch expressed concerns with the design changes and noted that it seems to be completely different from the original designs that were presented.

Springman also noted it is still unclear as what exactly Phase I is going to encompass.

Discussion followed in relation to what the next steps should be and how to best address the RDA's existing concerns.

Springman will provide the RDA members with the original data request sent to Brink in March for additional input/questions. This will then be forwarded to Brink to discuss with the RDA at a tentative August 5th special meeting.

b. Discussion and possible action regarding Ayers report

Due to the current circumstances and recent setbacks resulting from the ongoing pandemic, the RDA has decided to table this topic for the time being. One option is for Ayers to present the information to all the relevant stakeholders at a future date when things begin to normalize. The other option is for Ayers to provide the RDA with a recorded presentation to put on the City and RDA websites. Trow will work with Denise Duranczyk to discuss what options may be available and determine who will reach out to Ayers.

c. Discussion and possible action regarding the draft Redevelopment Plan, potential approaches towards promoting the redevelopment of the area and potential public improvements that may be needed

Becker provided a brief overview of the materials provided in the packet. He specifically pointed out the proposed timeline and specific topics he would like the RDA to provide input on at the regular August meeting.

d. Discussion and possible action regarding Marathon Site purchase and Sale Agreement

Motion by Springman to have the City Attorney draft a revised purchase and sale agreement to replace the existing version, second by Doom. Motion passed 6-0.

Motion by Springman to extend the existing agreement for an additional 30 days, second by Doom. Motion passed 5-0 with Trow abstaining.

Topics for August 12, 2020 RDA meeting:

- Redevelopment Plan Update
- Brink Updates
- Revolving Loan Update
- Ayers Report Presentation Options

Adjourn:

Motion by Doom to adjourn the meeting, second by Hirsch. Meeting adjourned at 8:49 p.m.